

Grand Junction, Colorado

March 21, 1962

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P. M. in the City Auditorium at the City Hall. Councilmen present and answering at roll call were: Ray Meacham, Charles Love, Arthur Hadden, Harry Colescott, Herbert Wright and President C. E. McCormick. Councilman Lowe was absent. Also present were City Manager Lacy, City Attorney Ashby and City Clerk Tomlinson.

INVOCATION

The invocation was given by Rev. O. Sundal of the Grand Junction Gospel Tabernacle.

MINUTES

It was moved by Councilman Colescott and seconded by Councilman Hadden that the minutes of the regular meeting held on March 7th be approved as written. Motion carried. (6 voted AYE)

WATER LINES

Grand Mesa Constructors, Inc. - low bidder-Central Fruitvale \$65,760

At 10:00 'clock A.M., March 21st, bids were taken for the construction of water lines in Central Fruitvale District. The following bids were submitted:

Grand Mesa Constructors, Inc.	\$65,760.00
Corn Construction Co.	68,398.00
George Tilton	68,884.00
F. H. Linneman, Inc.	71,419.20
Engineer's estimate	\$61,250.00

The bids had been checked by the Engineering Department and the apparent low bidder was Grand Mesa Constructors, Inc. It was moved by Councilman Meacham and seconded by Councilman Wright that the City Manager be authorized to enter into a contract with Grand Mesa Constructors, Inc., apparent low bidder, for the construction of the Central Fruitvale water system. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

LINCOLN PARK

(Football Field) Approve P.I.A.B. Recommendation-\$35,000 for new Lights

City Manager Lacy read a letter from the P.I.A.B. asking for the Council's approval for putting up new lights on the football field at Lincoln Park. The letter noted that the P.I.A.B. had been considering this project for sometime as the wooden poles are deteriorating and the lights are too low. The cost of the new project is estimated at \$51,000, if contracted. Mr. Lacy stated that there is approximately \$35,000 in the P.I.A.B. fund, and that the Board believes that on a cooperative basis the work can be done for that amount. Other projects have been completed on less amounts than would be necessary if the whole project were contracted. Some labor would be furnished by the City. The project would have to be approved by all of the Government agencies which are contributing funds to P.I.A.B. The plan calls for eighty foot poles with sixteen lights per pole. There is a specially designed foundation involving five concrete pads connected in such a way as to stabilize any swaying. The P.I.A.B. approved the project and recommended to the four participating agencies that construction work be undertaken as soon as possible on the installation of the new lighting poles and lamps. If this cannot be done within the amount of funds available, the City would have to pay the balance, but Mr. Lacy thought that \$35,000 was a realistic figure; if the project runs over the funds available, the old lights would not be taken down, and the new project could be completed at a later date when funds are available.

Councilman Meacham stated that he felt the projects completed were terrific and that the Council should have confidence in P.I.A.B. He moved that the Council ratify the findings of the Board and go ahead with the project. The motion was seconded by Councilman Hadden and carried. (6 voted AYE)

3.2 BEER RENEWAL

City Market, 433 Grand Ave.

The City Market requested renewal of their 3.2 beer license for 433 Grand Avenue. It was moved by Councilman Wright and seconded by Councilman Hadden that the application be approved and license issued when the State license has been received. Motion carried. (6 voted AYE)

LEASE APPROVED

Systems Test Facilities for 40 acres South of Whitewater - 5 yrs at \$2.50 per acre

Mr. John E. Wilson of Systems Test Facilities requested permission to lease approximately forty acres of ground that the City owns south of Whitewater. This land is described as follows:

The NW1/4 of the SE1/4 of Section 24 and the East 13 1/2 acres of the NE1/4 of the SW1/4 of Section 24, T. 2, S., R. 1, E. of the Ute Meridian.

It is located near to the land which the City recently leased to K.R.E.X. for the purpose of installing new radio towers. The purpose of the lease would be to allow installation of display targets and patterns for testing aircraft cameras and infra-red mechanisms. It would be necessary to cover approximately 10,000 square yards of the area with a thin coat of asphalt or similar material. Mr. Wilson proposed a term of five years with an option to renew for an additional twenty-five year period. The rental offered is \$2.50 per acre per year. The lease would give Mr. Wilson the right to fence the property, but the City would not have to furnish any water in connection therewith.

This proposed lease would not interfere in any way with the operation of the towers for K.R.E.X., which are approximately a mile distant and the towers would not interfere with the camera testing operation. It was suggested that the Chamber of Commerce Industrial Committee be informed that more of this land might be used for industrial purposes. It was moved by Councilman Wright and seconded by Councilman Love that the City Manager be authorized to enter into a lease with Mr. Wilson on the terms as suggested. Motion carried. (6 voted AYE)

BOND APPROVED

Walter Jayne dba JAYNE IRON & METAL CO.

A junk dealer's bond for Walter Jayne dba Jayne Iron & Metal Company, 740 Kimball Avenue, was presented on the proper form. It was moved by Councilman Colecott and seconded by Councilman Meacham that the bond be accepted and filed. Motion carried. (6 voted AYE)

RESOL.

Revoking Rev Permit of Mine & Oil Supply Co.

Instr. #4011

The following Resolution was presented and read:

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the Revocable Permit heretofore granted to Mine and Oil Supply Company of the Grand Junction, Colorado, to utilize certain lands within the City, to-wit:

Commencing at the Southwest corner of Lot Two (2), Block Eight (8) of Benton Canon's First Subdivision in the City of Grand Junction, thence Southerly to the Northeast corner of Lot One (1), Block Nine (9) of Benton Canon's First Subdivision in the City of Grand Junction, thence Easterly along the North line of said Lot One (1), Block Nine (9) to the Northwest corner of said Lot One (1), Block Nine (9), thence Northerly to the Southeast corner of said Lot Two (2), said Lot Two (2), Block Eight (8), to the point of beginning.

be, and the same is hereby, revoked.

PASSED AND ADOPTED this 21st day of March, 1962.

President of the City Council

ATTEST:

City Clerk

It was moved by Councilman Colecott and seconded by Councilman Love that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (6 voted AYE)

REV. PERMIT

to Beaver Mesa Uranium Inc.

The following Resolution was presented and read:

RESOLUTION

WHEREAS, Beaver Mesa Uranium, Inc., has petitioned the City Council of the City of Grand Junction for a revocable permit under which it would be permitted to use the following described property, situate in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Commencing at the Southwest corner of Lot Two, Block Eight of Benton Canon's First Subdivision in the City of Grand Junction, thence Southerly to the Northwest corner of Lot One, Block Nine of Benton Canon's First Subdivision in the City of Grand Junction, thence Easterly along the North line of said Lot One, Block Nine to the Northeast corner of said Lot One, Block Nine, thence Northerly to the Southeast corner of said Lot Two, Block Eight, thence Westerly along the South line of said Lot Two, Block Eight to the point of beginning;

WHEREAS, such use under revocable permit has been heretofore approved by the Grand Junction City Planning Commission and the City Engineer; and,

WHEREAS, such use would not be detrimental to the City or any of its inhabitants at this time;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the City Manager, on behalf of the City and as the act of the City, be, and he is hereby, authorized to grant a revocable permit to the Beaver Mesa Uranium, Inc., covering the right of that company to use, under such permit, the real property above described.

PASSED AND ADOPTED this 21st day of March, 1962.

Charles E. McCormick\President of the City Council

ATTEST:

\City Clerk

REVOCABLE PERMIT

WHEREAS, Beaver Mesa Uranium, Inc., has made application to the City of Grand Junction for permission to utilize, in connection with its operation, the following described real property situate in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Commencing at the Southwest corner of Lot 2, Block 8 of Benton Canon's First Subdivision in the City of Grand Junction, thence Southerly to the Northwest corner of Lot 1, Block 9 of Benton Canon's First Subdivision in the City of Grand Junction, thence Easterly along the North line of said Lot 1, Block 9 to the Northeast corner of said Lot 1, Block 9, thence Northerly to the Southeast corner of said Lot 2, Block 8, thence Westerly along the South line of said Lot 2, Block 8 to the point of beginning;

WHEREAS, the said property, although a portion of a dedicated street right of way, is not being so utilized by the public; and,

WHEREAS, the City Planning Commission and the City Engineer have approved such use, and the City Council is of the opinion that such use would not be detrimental to the City or to any inhabitants of the City at this time and has directed the City Manager to issue a permit for such use;

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF

GRAND JUNCTION, COLORADO:

There is hereby granted a revocable permit to the Beaver Mesa Uranium, Inc., permitting such company to utilize the ground above described in connection with the operations of its business; provided, however, that said permit may be revoked by the City Council at its pleasure at any time; and provided further that the Beaver Mesa Uranium, Inc., shall agree to indemnify the City and save it harmless from any and all claims, damages, actions, costs and expenses of every kind in any manner arising out of, or resulting from, the permitted use.

Dated this 22nd day of March, 1962.

(Recorded at 10:53 am, 9/3/63, Book 854, page 229, Reception No. 847679)

(Signed) J. M. Lacy\City Manager

ATTEST:

(Signed) Helen C. Tomlinson\City Clerk

We hereby agree that we will abide by the conditions contained in the above permit and that we will indemnify the City and hold it harmless from all claims as recited in the foregoing revocable permit.

Dated at Grand Junction, Colorado, this 22nd day of March, 1962.

BEAVER MESA URANIUM, INC.

By Alan M. Simpson\President

ATTEST:

(Signed) Mark Holloway\Secretary

It was moved by Councilman Meacham and seconded by Councilman Hadden that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (6 voted AYE)

I.D. #58

Paving E Grand Bet 15th & 17th St. - to be included in district-City to pay part of cost

City Manager Lacy stated that sometime ago, the Planning Commission had asked the Development Department to work up a set of specifications on street widths, curbs and gutters, sidewalks, etc. The matter of paying for these improvements and their specifications need to be set into a policy of the City. The Council also asked the City Administration to come up with proposals on assessing improvement districts and "T" alleys. Considerable research has been done on this project.

One phase is being brought up now to resolve whether a portion of East Grand Avenue is to be included in the general improvement district this year. The particular area in question is the two blocks on East Grand Avenue between 15th Street and 17th Street. The end of Grand Avenue at the Freeway is being improved by the various governmental

agencies, and if this portion of the street is not fixed, it will leave two blocks that will be hard to maintain.

Last year, the property owners of this area petitioned for the street to be improved, but it was felt that the street should be wider than the usual residential street, and the cost was prohibitive to the residents. This is called a collector street and should be 44 feet wide, and the usual street width for a residential area is 36 feet. Secondary streets should be 50 feet. The necessary width is worked out by considering the number of lanes necessary to carry the traffic. One of the proposals which has been mentioned is whether the City should pay for the additional width on collector streets which are normally residential streets but which have become heavily traveled. This is being done in a number of cities. The extra costs to the City would be approximately \$2,000 per block, and which would probably be cheaper than to maintain the old street. The money would come from the Public Works project budget. School District No. 51 is planning on putting in sidewalks and curbs immediately, which will further improve the street to the east of this location.

It was moved by Councilman Wright and seconded by Councilman Hadden that the City Manager be authorized to include the improvement of Grand Avenue between 15th and 17th in the 1962 improvement district project, and pay for the extra width of the street out of the General Fund. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (6 voted AYE)

LINCOLN PARK

To close 15th St. Ditch through Lincoln Park South of Gunnison Ave. - Resol declaring a nuisance

City Manager Lacy brought up the possibility of closing the 15th Street ditch through Lincoln Park and south of Gunnison Avenue. The Council would have to declare the ditch a nuisance. He gave the following reasons why it could be declared to be a nuisance:

1. It is a danger to small children. The use of the land has changed and has become an urban use, and there are more children in the area at the present time than there were formerly.
2. The water table in Lincoln Park and to the west of the park is very high.
3. It costs the City about \$3,200 each year to maintain the ditches inside the City limits. Most of the work is overtime and at night, and is very costly.
4. The ditch in Lincoln Park is in need of repair and requires a large outlay of money to enclose it in pipe.
5. It is apparently no longer needed as there are nine blocks of the ditch in Lincoln Park and seven blocks south of Gunnison to serve five users.
6. Property owners who do not use the ditch complain about it.

The City Manager stated that he would recommend that a portion of the ditch be declared to be a nuisance. In accordance with the recently passed ordinance, payment would be made to the uses on an estimated per acre irrigation cost for a five-year period (most of the uses do not have pumps) to relinquish the use of the ditch and to sign an agreement to close it. The cost would be approximately \$700, which would be about one-fourth of the cost of piping through Lincoln Park.

The following Resolution was presented and read:

RESOLUTION

BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado:

That the irrigation ditch within the City of Grand Junction described as follows:

Starting at 15th and North Avenue thence across Lincoln Park to 19th and Gunnison, West on Gunnison to 18th Street, South on 18th Street to Grand Avenue, East and West along Grand Avenue in 1500, 1600 and 1700 Blocks

be, and the same hereby is declared a nuisance for the following reasons:

1. Danger to small children from open ditch in residential area.
2. High water table in Lincoln Park or general area has been allegedly attributed to this ditch by many property owners.
3. Ditches cost city \$3,200 per year in maintenance. (Much of this is overtime at night)
4. Ditch in Lincoln Park in need of much repair.
5. No longer needed as evidenced by five and one-fourth blocks of open ditch, one and three fourths blocks piped ditch and equivalent of nine blocks of ditch located in Lincoln Park to serve only five homes.
6. Complaints from property owners not using ditch water about open ditch, mud and weeds on their property.

PASSED AND ADOPTED this 21st day of March, 1962.

It was moved by Councilman Hadden and seconded by Councilman Love that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (6 voted AYE)

OPERATION FORESIGHT

Presented to Boulder Centroplex

City Manager Lacy stated that he had presented "Operation Foresight" to Boulder Centroplex, which is an organization of Downtown Boulder business men who are trying to build up their downtown district. There are already several shopping centers in Boulder, and this committee is trying to do something to build up their downtown district. The presentation was well received and Mr. Lacy was complimented on the project.

MAYORS' MEETING

in Boulder-reports on

Reports were made on the worthwhile meeting of Mayors and Councilmen held in Boulder on March 16th and 17th which was attended by several of the members of the Council.

ADJOURNMENT

It was moved by Councilman Meacham and seconded by Councilman Colescott that the meeting adjourn. Motion carried.

Helen C. Tomlinson\City Clerk